

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, January 13, 2016**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, January 13, 2016 at 6:00 p.m. in the Kenosha County Center Public Hearing Room, 19600 -75th Street, Bristol, Wisconsin.

Members Present: Supervisors Doug Noble, Erin Decker, Michael J. Skalitzky, Michael Goebel, and Greg Retzlaff

Youth In Governance Representatives Present: Tyler McCarthy and Michael Hertel

UW-Extension Staff Present: Tedi Winnett, Director, UW-Extension, Carmelo Dávila, Amy Greil, Jeanne Hilinske-Christensen, Barbara Larson, and Teresa Ward

Also Present: Christopher Naumann

Also in Attendance for the public hearings on land use items:
Andy M. Buehler, Director, Division of Planning Operations
April A. Webb, Administrative Secretary

The meeting was called to order at 6:00 p.m. by Chairman Noble.

Introductions were made. The agenda was modified to allow the Feature Program "Fostering Commercial Development" to go first.

1. **Certification of Compliance with Wisconsin Open Meetings Law:** The committee certified that all requirements of the Wisconsin Open Meetings Law had been met
2. **Feature Program "*Retail Development Project*":** Amy Greil, CNRED Educator, introduced Christopher Naumann, Executive Director, Downtown Kenosha, Inc. Christopher and Amy presented the work being done by the City of Kenosha, County of Kenosha and Village of Pleasant Prairie to attract new commercial development.
3. **Review Youth In Governance process & timeline:** Tedi shared the YIG schedule and nomination form. Chairman Noble will announce during Supervisor Comments at the next County Board meeting that YIG nominations are currently being solicited. Any county Board Supervisor can nominate a youth to participate.

Supervisors reviewed the YIG application form. All youth who are nominated will receive a congratulations letter with the application encouraging them to apply.

4. **UW-Extension Educator/Program updates:**

Carmelo Davila, Youth Development Educator, noted that the YAR Board engaged in two community service projects in December. They volunteered at the Midwest Therapeutic Riding Program holding event for children with special needs and at the ELCA Outreach

Center holiday party.

Teresa Ward, RKNEP Coordinator, shared new programs starting at the ELCA Outreach Center, Wilson Elementary, and Sharing Center. Two new nutrition educators will start February 1.

Jeanne Hilinske-Christensen, noted she had recently assumed the Interim Horticulture Educator position in Racine County for 55% of her time. Plans are underway for the Spring Into Gardening conference for gardeners, starting seeds for the All American Selections Garden, and youth programming at the Boys & Girls Club starting in the spring.

Barbara Larson, Horticulture Educator, explained many Hort programs are beginning. The Landscape & Grounds Maintenance is starting in February for commercial horticulture professional. There will be Spanish interpretation available.

5. **UW-Extension Director Updates:** Tedi shared the Youth Quest questionnaire is the basis for the College Compare App. UW-Extension will be partnering with Suite Imagery to launch a new app for comparing college-universities for students and their parents. The item is on the Finance & Administration Committee agenda for Thursday.

UW-Extension Cooperative Extension reorganization – Tedi invited the Supervisors to participate in the WCA webinar on Thursday at 10:30 a.m. The proposed reorganization was discussed.

Chairman Noble called for a brief recess prior to reconvening for the Public Hearing portion of this meeting.

After a brief recess, the Public Hearing was called to order at 7:05 p.m. in the Public Hearing Room (Recording #2 of 2).

Chairman Noble explained the public hearing process and called for introductions of committee members, youth in governance, and staff.

6. **TOWN OF PARIS (AGENT) – COMPREHENSIVE PLAN AMENDMENT – PARIS (22:33)**

Public Hearing on Proposed Comprehensive Plan Amendment, Town of Paris, 16607 Burlington Rd., Union Grove, WI 53182 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) relating to the Paris I-94 corridor.

John Holloway and Shaun Mularkey was in attendance to speak to this item.

- Supervisor Decker made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the proposed Comprehensive Plan Amendment for Town of Paris. The motion was seconded by Supervisor Goebel and passed unanimously. Youth In Governance: McCarthy- aye; Hertel - aye.

7. **TVRW ELECTRONICS LLC(OWNER), ROBERT T. WINCEK (AGENT) – COMPREHENSIVE PLAN AMENDMENT – SALEM (46:50)**

Public Hearing on Proposed Comprehensive Plan Amendment, TVRW Electronics, LLC, 10720 Fox River Road, Salem, WI 53168 (Owner), Robert T. Wincek, 436 Evergreen Ave., Silver Lake, WI 53170 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Governmental and Institutional" to "Commercial" on Tax Parcel #67-4-120-302-0240 located in the NW ¼ of Section 30, T1N, R20E, Town of Salem.

Robert Wincek and James Aitcheson were in attendance to speak to this item.

- Supervisor Decker made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the proposed Comprehensive Plan Amendment for TVRW Electronics LLC (Owner), Robert T. Wincek (Agent). The motion was seconded by Supervisor Retzlaff and passed unanimously. Youth In Governance: McCarthy- aye; Hertel - aye.

8. **TVRW ELECTRONICS LLC (OWNER), ROBERT T. WINCEK (AGENT) – REZONING – SALEM (49:00)**

TVRW Electronics LLC, 10720 Fox River Road, Salem, WI 53168 (Owner), Robert T. Wincek, 436 Evergreen Ave., Silver Lake, WI 53170 (Agent) requesting a rezoning from I-1 Institutional Dist. to B-2 Community Business Dist. on Tax Parcel #67-4-120-302-0241 located in the NW ¼ of Section 30, T1N, R20E, Town of Salem.

Robert Wincek and James Aitcheson were in attendance to speak to this item.

- Supervisor Decker made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of TVRW Electronics LLC (Owner) and Robert T. Wincek (Agent). The motion was seconded by Supervisor Skalitzky and passed unanimously. Youth In Governance: McCarthy- aye; Hertel - aye.

9. **JASON T. & TAMI L. PAUTZ (OWNER), PDEEC (SPONSOR) – REZONING – BRIGHTON (52:06)**

Jason T. & Tami L. Pautz, 5021 4 Mile Rd., Racine, WI 53402 (Owner), Kenosha County Planning, Development & Extension Education Committee, 19600 75th St., Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-064-0300 located in the SE ¼ of Section 6, T2N, R20E, Town of Brighton.

Staff presented this item.

- Supervisor Decker made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Jason T. & Tami L. Pautz (Owner), Kenosha County Planning, Development & Extension Education Committee (Sponsor).

The motion was seconded by Supervisor Skalitzky and passed unanimously. Youth In Governance: McCarthy- aye; Hertel - aye.

10. **SAVVY HORSE ADVENTURE LLC (OWNER), TED AXTON (AGENT) – CONDITIONAL USE PERMIT – BRIGHTON (1:02:34)**

Savvy Horse Adventure LLC, 29335 41st St., Salem, WI 53168 (Owner), Ted Axton, 29335 41st St., Salem, WI 53168 (Agent), requesting a conditional use permit for housing for caretakers in the A-2 General Agricultural Dist. on Tax Parcel #30-4-220-293-0405 located in the SW ¼ of Section 29, T2N, R20E, Town of Brighton.

Ted Axton and Brian Filiatreault were in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** the Conditional Use Permit request of Savvy Horse Adventure LLC (Owner) and Ted Axton (Agent) subject to the following conditions (Item no. 7 was added per the Committee's request):

1. Subject to the application stamped received by the office of Planning and Development on November 20, 2015.
2. Subject to that approved by the Town of Brighton at their January 11, 2016 Town Board meeting.
3. The dwelling to which this Conditional Use Permit pertains is labeled on a May 14, 2009 Plat of Survey as "Existing Garage and Studio Apt." (Exhibit A, attached).
4. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)53 a through c; Housing for farm laborers or caretakers in the A-1, A-2 and A-4 Districts (shown below):
 - a. A site plan shall be submitted to the Planning, Development & Extension Education Committee.
 - b. Not more than one dwelling for farm laborers or caretakers shall be permitted per farm.
 - c. The conditional use shall be permitted only so long as the occupants of said dwelling are primarily engaged in farm labor on the farm or management of the farm on which the dwelling is located.
5. Principal occupancy of the second dwelling unit by anyone not involved with the farm operations on said property will be grounds for a revocation hearing.
6. The petitioner shall file in the Register of Deeds a signed copy of these conditions indicating the property is subject to said conditions as a part of the approval of the Conditional Use Permit. This shall be recorded prior to the issuance of any Zoning

or Building Permits for said property. Any recording fees shall be paid by the applicant.

7. The petitioner agrees to file an Affidavit with the Register of Deeds, prior to the issuance of any Zoning or Building Permits, attesting that the Conditional Use Permit conditions will be adhered to and that a majority of the caretaker's income is derived from farm labor on the farm or management of the farm on which the caretaker's dwelling is located.
 8. Inspections by the appropriate Town of Brighton and Kenosha County officials will be allowed with reasonable notice to confirm compliance with the Conditional Use if deemed necessary.
 9. No changes or expansion of the submitted plan of operation, change in use, and/or proposed addition(s) to any existing principal building(s) or proposed new principal building(s) shall take place without the petitioner reapplying for a Conditional Use Permit to the Planning, Development and Extension Education Committee for its review and approval.
 10. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until such time as the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.
 11. If property ownership shall happen to change then it is the responsibility of the person(s) that signed these conditions to notify new owner of all above stated conditions of approval. Any changes or deviations from the above referenced approved plans will require additional review and approval and will be subject to additional fees by Planning and Development.
- The motion was seconded by Supervisor Goebel and passed unanimously. Youth In Governance: McCarthy- aye; Hertel - aye.
11. **TABLED ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) – REZONING – WHEATLAND – REMAINS TABLED**
Tabled Request of Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent) requesting a rezoning from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.
 12. **TABLED PRELIMINARY SUBDIVISION PLAT – ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) –WHEATLAND – REMAINS TABLED**

Tabled Request of Preliminary Plat of The Hills of Lily Lake Subdivision, Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent), on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.

13. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – COMPREHENSIVE PLAN AMENDMENT – WHEATLAND – REMAINS TABLED**

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Suburban-Density Residential" & "Non-Farmed Wetland" to "Commercial" and "Non-Farmed Wetland" on Tax Parcel #95-4-219-314-0640 located in Section 31, T2N, R19E, Town of Wheatland.

14. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – REZONING – WHEATLAND – REMAINS TABLED**

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

15. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – CONDITIONAL USE PERMIT – WHEATLAND – REMAINS TABLED**

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

16. **CERTIFIED SURVEYS AND OTHER LAND DIVISIONS - NONE**

17. **APPROVAL OF MINUTES – APPROVED (1:04:04)**

- Supervisor Decker made a motion to approve the minutes as presented of the December 9, 2015 Planning, Development and Extension Education Committee meeting. The motion was seconded by Supervisor Skalitzky and passed unanimously.

18. **CITIZEN COMMENTS - NONE**

19. **ANY OTHER BUSINESS ALLOWED BY LAW - NONE**

20. **ADJOURNMENT**

- Supervisor Skalitzky made a motion to adjourn the meeting. The motion was seconded by Supervisor Decker and passed unanimously by those PDEEC members present. The meeting was adjourned at 8:13p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, February 10, 2016.